



FAIRFAX COUNTY

Department of Public Works and Environmental Services
Office of Site Development Services
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

V I R G I N I A

February 5, 2001

01-01

TO: All Architects, Builders, Developers, Engineers and Surveyors Practicing in Fairfax County

SUBJECT: New Dual-Unit Public Facilities Manual and Other Amendments

The Board of Supervisors recently adopted amendments to *The Code of the County of Fairfax, Virginia* (County Code) and the Fairfax County Public Facilities Manual (PFM). Below is a summary of the amendments:

DUAL-UNIT PFM (refers to amendment 69-00-PFM). On December 4, 2000, the Board of Supervisors adopted the dual-unit 2001 PFM. The new dual-unit PFM became effective on February 1, 2001. The following types of plans shall be grandfathered: Subdivision Plans, Site Plans and Public Improvement Plans submitted prior to 12:01 a.m., February 1, 2001, provided that such plans are approved no later than July 1, 2001.

VIRGINIA COORDINATE SYSTEM (VCS) OF 1983 (refers to amendments 70-00-PFM, ZO-00-333 and 42-00-101 adopted simultaneously). On December 11, 2000, the Board of Supervisors adopted amendments to the Subdivision Ordinance, Zoning Ordinance and the PFM to delete the option of relating site plans and plats to true north and to require new boundary surveys to be related to VCS 83. For properties located more than 1.24 miles from one or both of the two nearest VCS 83 monuments or when no more than two (2) lots are created, the property may be related to true north or meridian of record. In those instances, the following note(s) must be added to the plan and plat:

"This plat of the property shown hereon is referenced to true north or meridian of record because the property is located more than 1.24 miles (2.0 kilometers) from one or both of the two (2) nearest VCS 83 monuments, with distance measured along a straight line from each monument to the closest point on the property boundary", and/or "This plat of the property shown hereon is referenced to true north or meridian of record because no more than two (2) lots are created."

These amendments became effective on December 12, 2000. The following types of plans shall be grandfathered: Future Subdivision Plan submissions for which the preliminary plat was submitted prior to

12:01 a.m., March 15, 2001, provided that such plats and plans are approved no later than October 1, 2001; Subdivision Plats, Subdivision Plats, Subdivision Plans, and Site Plans submitted prior to 12:01 a.m., March 15, 2001, provided that such plats and plans are approved no later than October 1, 2001.

NOTIFICATION REQUIREMENTS (refers to amendments ZO-00-331 and 37-00-101 adopted simultaneously). On October 16, 2000, the Board of Supervisors adopted amendments to the Subdivision Ordinance and Zoning Ordinance. These amendments became effective on October 17, 2000 to:

- Add a notice requirement for land disturbing activities within an off-site utility easement;
- Add a provision to allow a property owner or major underground utility easement owner, who is required to receive notice, to execute a release in which case a plan may be approved sooner than the required number of days after the postmark date of the notice;
- Require the plan number to be made part of the notice; and,
- Clarify that physical improvements are not required for minor adjustments of property lines; however, dedication of easements and right-of-way may be required.

All site plans submitted prior to the effective date of this amendment and which met the applicable notice requirement prior to the effective date of this amendment shall be grandfathered from the requirements of this amendment.

PURCHASE OF DUAL-UNIT PFM

Copies of the new dual-unit PFM including amendments will be available beginning February 1, 2001, from the Maps and Publications Center, Suite 156, 12000 Government Center Parkway, Fairfax, Virginia, 22035. The telephone number for the Maps and Publications Center is (703) 324-2974.

Sincerely,

SIGNATURE ON ORIGINAL

Michelle A. Brickner, Director
Office of Site Development Services

MB/dah

cc: John Wesley White, Director, DPWES
Zofia A. Zager, Director, Office of Building Code Services, DPWES